

BOARD OF APPEAL REFERRALS

May 10, 1984

Board of Appeal hearings held May 8:

1. Z-6672 E & L Trust
24-28 Denby Road and 47 Rugg Road, Brighton
2. Z-6681 N. E. T. Realty Trust
250 Huntington Avenue, Boston
3. Z-6780-6781 James A. Georges
75-77 Easton Street, Allston
4. Z-6787 Edward Toland
708 East Sixth Street, South Boston
5. Z-6801 Philomilos Phloridis
10-12 Barrows Street, Allston
6. Z-6808 Aaron Spencer
49 Charles Park Road, West Roxbury
7. Z-6841 Peter Tamvakologos
497 Gallivan Boulevard, Dorchester
8. Z-6866 Urban Edge, Inc.
62 Montebello Road, Jamaica Plain
9. Z-6868 Sally M. Behrendt
15 Beale Street, Dorchester
10. Z-6902 Boston Park Plaza Hotel Limited Partnership
20 Park Plaza, Boston
11. Z-6910 St. John's Episcopal Church
41 Monument Square, Charlestown
12. Z-6917 Konstantinos Frantzis
11r South Fairview Street, Roslindale
13. Z-6920 Public Facilities Department
Lyman School Housing Committee (prospective developer)
30 Gove Street, East Boston
14. Z-6921 St. Botolph Club
199 Commonwealth Avenue, Boston
15. Z-6924-6925 Larry Mustacchio
28-30 Clark Street, Boston
16. Z-6927 J. F. Fiore Realty Co., Inc.
411 Bowdoin Street, Dorchester
17. Z-6945 James M. Raftery
4366 Washington Street, Roslindale
18. Z-6949 Burr and Schresky Associates
2 Wolcott Street, Hyde Park
19. Z-6963 320 Congress Street Realty Trust
320-324 Congress Street, Boston
20. Z-6726 Laurie Levinger and Janet Sable
42 Wellesley Park, Dorchester
21. Z-6747 James P. Brady
7r Lincoln Street, Dorchester
22. Z-6749 Val Wen Realty Trust
111 North Washington Street, Boston
23. Z-6762 Herman Brown
8 Goodale Road, Mattapan
24. Z-6778 Pash Realty Trust
8 Roseclair Street, Dorchester
25. Z-6793 Alice Ohanasian
139 Dorchester Street, South Boston
26. Z-6803 Mary Darragh
22 Sullivan Street, Charlestown
27. Z-6805 211 Newbury Street, Inc.
211 Newbury Street, Boston

(continued)

BOARD OF APPEAL REFERRALS

May 10, 1984 (cont.)

28. Z-6821 A C Realty Trust
96-104 Arlington Avenue, Charlestown
29. Z-6842 Louis DeLeon
287 Highland Street, Roxbury
30. Z-6889 Greater Boston YMCA
316 Huntington Avenue, Boston
31. Z-6906 Elizabeth Buckley
401 William T. Morrissey Boulevard, Dorchester
32. Z-6908 Newbury Prime Realty
338 Newbury Street, Boston
33. Z-6911 Maureen R. Dykens
14 Mallet Street, Dorchester
34. Z-6916 Philco Realty Trust
1031-1033 Commonwealth Avenue, Allston
35. Z-6923 B. Federico Realty
35 Tenean Street, Dorchester
36. Z-6926 Lily Y. L. Guen
45 Wenham Street, Jamaica Plain
37. Z-6942 Sergio Coviello
270H-270 Bunker Hill Street, ~~Dorchester~~ *CHARLESTOWN*
38. Z-6951 Herbert F. Smith, Trustee
63 Robeson Street, Jamaica Plain
39. Z-6952 Bradegan Manor, Inc.
11 Revere Street, Jamaica Plain
40. Z-6965-6966 Barbara A. McFarland and Elizabeth Martin
4-6 South Whitney Street, Roxbury
41. Z-6968 Ricki Bradley
17 Concord Square, Boston
42. Z-6969-6970 RTH Community Housing Cooperative Corp.
35 and 47 Fenwood Road, Roxbury
43. Z-6983 Constance Mayo and Josephine Masucci
47a-47 Joy Street, Boston
44. Z-6988 Joseph S. DeLuca
7a-11 Charles Street, Boston
45. Z-6960 53-57 Hudson Street, Boston
Boston Redevelopment Authority

MEMORANDUM

May 10, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/8/84

Z-6672
E & L Trust
24-28 Denby Road and 47 Rugg Road,
Brighton

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: erect one-story addition to manufacturing structure.

Violation(s):

Front yard is insufficient.

Petitioner manufactures printed circuits and other electronic assemblies.
Fire Department has requested blockhouse addition for storage of flammables.
Yard violation exists. Recommend approval with proviso.

VOTED: In reference to petition Z-6672, E & L Trust,
24-28 Denby Road and 47 Rugg Road, Brighton, for
variance to erect one-story addition to manufac-
turing structure in a manufacturing (M-1) district
the Boston Redevelopment Authority recommends
approval with following proviso: that plans for
addition be approved by Fire Department. Block-
house addition for storage of flammables is to
satisfy request of Fire Department.



Z-6672 24-28 DENBY RD.
& 47 RUGG RD. ALLS.

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6681

N. E. T. Realty Trust
250 Huntington Avenue, Boston
near Massachusetts Avenue

Three-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four apartments, offices, and restaurant to eight apartments and restaurant.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Proposal is compatible with commercial-residential area. Open space deficiency is mitigated by proximity of Christian Science Park.
Recommend approval with proviso.

VOTED: In reference to petition Z-6681, N. E. T. Realty Trust, 250 Huntington Avenue, Boston, for a forbidden use and a variance for change of occupancy from four apartments, offices, and restaurant to eight apartments and restaurant in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



2-8683
250 HUNTINGTON AVE
BOSTON

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6780-6781
James A. Georges
75-77 Easton Street, Allston
near Mansfield Street

2½-story duplex structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: subdivide.

Violation(s):

Lot area, width, frontage, open space, and side yard are insufficient.

Subdivision will allow sale of separate lot and structure. Recommend approval with proviso.

VOTED: In reference to petitions Z-6780-6781, James A. Georges, 75-77 Easton Street, Allston, for eight variances to subdivide duplex structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with following proviso: that a covenant requiring uniform treatment of the exterior be part of the deed and recorded in Registry of Deeds.



LADY AMBROSE
TOLAN CATHOLIC
CHURCH

STREET

ATHOL

SEVEN PINE
STREET

ERIC

STREET

PARKING

PARKING

FRANKLIN
SQUARE

FRANKLIN

ALCOTT

BRADBURY

EASTON

WAMSFIELD

COOLIDGE

ROYAL

STREET

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STREET

2-6780-81

75-77 EASTON ST. BHI

RAILROAD
EXTENSION

BOSTON & ALBANY
MASSACHUSETTS TURNPIKE

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6787

Edward Toland

708 East Sixth Street, South Boston
near N Street

2½-story structure

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect accessory above-ground swimming pool.

Violation(s):

Accessory swimming pool is conditional use.

Circular pool has been in place approximately one year without complaint.
Recommend approval.

VOTED: In reference to petition Z-6787, Edward Toland, 708 East Sixth Street, South Boston, for conditional use to erect accessory above-ground swimming pool in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Circular pool has been in place for approximately one year without complaint.



FOURTH

N

FIFTH

SIXTH

SEVENTH

JOSEPH TAGHERMAN SCHOOL

BASTON SCHOOL (E.L.)

MONKS STREET

PETERS STREET

VIKING ST.

EIGHTH

FLINT PLACE

BARRET AVENUE

HARDY STREET

Z-5787

708 EAST SIXTH ST. S.B.

OLIVER NAZAR PERRY SCHOOL

ST.

SWANSON STREET

STREET

STREET

STREET

STREET

ROAD

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6801
Philomilos Phloridis
10-12 Barrows Street, Allston
at Armington Street

2½-story structure - two-family dwelling.

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect accessory one-car garage.

Violation(s):

Accessory building may not be nearer than four feet to side lot line.

Petitioner should resolve neighborhood concerns: storage and repair of cars on site and noise. Recommend denial without prejudice.

VOTED: In reference to petition Z-6801, Philomilos Phloridis, 10-12 Barrows Street, Allston, for variance to erect accessory one-car garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should resolve neighborhood concerns: storage and repair of cars on site and noise.

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6808
Aaron Spencer
49 Charles Park Road, West Roxbury
at Rivermoor Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: change occupancy from offices and storage of baby furniture to storage of restaurant equipment; erect 1½-story addition.

Violation(s):

Front yard is insufficient.

Immediate area is primarily industrial. Addition (76' x 16') at rear of warehouse structure. Abutter reaction mixed. Recommend approval with provisos.

VOTED: In reference to petition Z-6808, Aaron Spencer, 49 Charles Park Road, West Roxbury, for variance for change of occupancy from offices and storage of baby furniture to storage of restaurant equipment and erect 1½-story addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that trailer be removed from site to provide off-street parking.

49 CHARLES PK. RD. W. ROX.

49 CHARLES PK. RD. W. ROX.

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6841
Peter Tamvakologos
497 Gallivan Boulevard, Dorchester
at Granite Avenue

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ L-1 _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition.

Violation(s):

Extension of conditional use.

Rear yard is insufficient.

Storage container addition would provide receptacle for soft drink containers which are sold on site. No response from community.
Recommend approval with proviso.

VOTED: In reference to petition Z-6841, Peter Tamvakologos, 497 Gallivan Boulevard, Dorchester, for a conditional use and a variance to erect a one-story addition to gas service station in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that storage container be enclosed and plans be submitted to the Authority for design review approval.



8

Board of Appeal Referrals 5/10/84

Hearing: 5/8/85

Z-6866
Urban Edge, Inc.
62 Montebello Road, Jamaica Plain
near Washington Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one-family dwelling to seven apartments.

Violation(s):

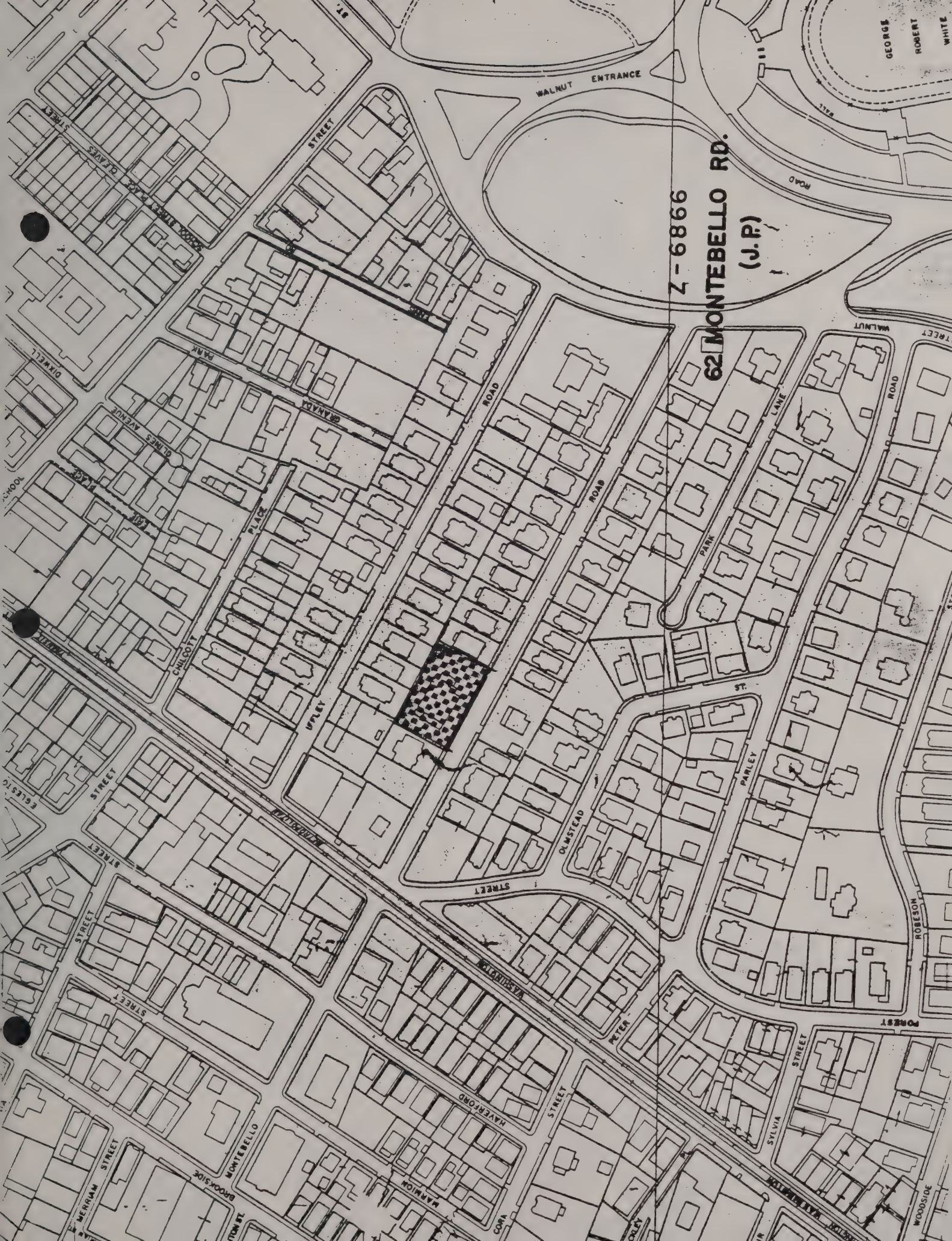
Dwelling converted for more families is forbidden use.

Lot area, open space, and off-street parking are insufficient.

Floor area ratio is excessive.

Structure is a former nursing home legally converted to a single-family dwelling but never occupied as such. Petitioner proposes to rehabilitate for low and moderate residents. Financing will be provided by Boston Housing Partnership created by City of Boston. Development is compatible with neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6866, Urban Edge, Inc., 62 Montebello Road, Jamaica Plain, for a forbidden use and four variances for change of occupancy from one-family dwelling to seven apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review approval.



Z-6866
62 MONTEBELLO RD.
(J.R.)

GEORGE
ROBERT
WHITE

ROBESON

POORST

WOODSIDE

ROAD

WALNUT

ROAD

ST.

PARK

LANE

WALNUT ENTRANCE

STREET

OLMSTEAD

ROAD

ROAD

STREET

GRAND

PLAZA

WILEY

PLACE

CALCOTT

AVENUE

STREET

STREET

STREET

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Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6868

Sally M. Behrendt

15 Beale Street, Dorchester

near Dorchester Avenue

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, frontage, and front yard are insufficient.

Number of stories is excessive.

Occupancy has existed approximately ten years and was such when petitioner purchased property in 1981. Recommend approval.

VOTED: In reference to petition Z-6868, Sally M. Behrendt, 15 Beale Street, Dorchester, for a forbidden use and five variances to legalize occupancy for five apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed approximately ten years and was such when petitioner purchased property in 1981.



Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6902

Boston Park Plaza Hotel Limited Partnership
20 Park Plaza, Boston
at Arlington Street

14-story structure

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from office to restaurant.

Violation(s):

Take-out restaurant is conditional use.

Cafe/take-out bakery (Au Bon Pain Co.) would tend to attract neighborhood patrons and reduce vehicular traffic generated by office activities.
Recommend approval.

VOTED: In reference to petition Z-6902, Boston Park Plaza Hotel Limited Partnership, 20 Park Plaza, Boston, for conditional use for change of occupancy from office to restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. Proposed use would tend to attract neighborhood patrons and reduce vehicular traffic generated by office activities.



Z-6902 - 20 PARK PLAZA BOS

MASSACHUSETTS PARKING AUTHORITY

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6910

St. John's Episcopal Church
41 Monument Square, Charlestown
near Pleasant Street

Four-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, and off-street parking are insufficient.

Floor area ratio is excessive.

Structure, which is over 100 years old, has been used as a rectory for the past eighty years.

Monument Square Association and residents are opposed to proposal as submitted. Concerns are indicated in proposed vote. Recommend denial without prejudice.

VOTED: In reference to petition Z-6910, St. John's Episcopal Church, 41 Monument Square, Charlestown, for forbidden use and four variances for change of occupancy to five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Monument Square Association and residents are opposed to proposal as submitted. Concerns are: excessive number of units, no off-street parking, undesirable precedent, existing density problem. A three-unit occupancy could be supported.



Z-6910 41 MONUMENT SQ. CHAS.

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6917

Konstantinos Frantzis

11r South Fairview Street, Roslindale
near Robert Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from automobile house to one-family dwelling.

Violation(s):

Lot area, width, access to rear lot, and front, side, and rear yards are insufficient.

Floor area ratio is excessive.

Until petitioner resolves existing Inspectional Services Department complaints on this property, recommend denial.

VOTED: In reference to petition Z-6917, Konstantinos Frantzis, 11r South Fairview Street, Roslindale, for seven variances for change of occupancy from automobile house to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Petitioner must resolve existing Inspectional Services Department complaints on this property.



Board of Appeal Referrals 6/10/84

Hearing: 5/8/84

Z-6920

Public Facilities Department

Lyman School Housing Committee (prospective
developer)30 Gove Street, East Boston
at Paris Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from school to 46 apartments.

Violation(s):

Lot area and open space are insufficient.

Floor area ratio is excessive.

Former City of Boston Theodore Lyman School will be converted to 45 elderly housing units. Floor area ratio is existing and will not be increased. Adjacent public park mitigates open space deficiency.
Recommend approval with proviso.

VOTED: In reference to petition Z-6920, Public Facilities Department, 30 Gove Street, East Boston, for three variances for change of occupancy from school to 46 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Floor area ratio is existing and will not be increased. Adjacent public park mitigates open space deficiency.



Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6921
St. Botolph Club
199 Commonwealth Avenue, Boston
near Exeter Street

Five-story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story rear addition to social club.

Violation(s):

Extension of conditional use.

Side and rear yards are insufficient.

Proposed kitchen expansion would block light and air to adjacent unit.
Neighborhood Association of Back Bay and abutters are opposed. Recommend
denial without prejudice.

VOTED: In reference to petition Z-6921, St. Botolph Club,
199 Commonwealth Avenue, Boston, for a conditional
use and two variances to erect one-story rear
addition to social club in an apartment (H-3-65)
district, the Boston Redevelopment Authority
recommends denial without prejudice. Proposed
kitchen expansion would block light and air to
adjacent unit. Petitioner should continue to work
with neighborhood to explore alternative means to
meet facility needs.

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6924-6925
Larry Mustacchio
28-30 Clark Street, Boston
near Hanover Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three apartments and store to four apartments and from three-family dwelling to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Floor area ratio is excessive.

Proposed occupancies would be compatible with residential neighborhood.
Recommend approval with proviso.

VOTED: In reference to petition Z-6924-6925, Larry Mustacchio, 28-30 Clark Street, Boston, for two forbidden uses and four variances for change of occupancy from three apartments and store to four apartments and from three-family dwelling to five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review



Z-6924-25

28-30 CLARK ST. BOS.

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6927

J. F. Fiore Realty Co., Inc.
411 Bowdoin Street, Dorchester
at Navillus Terrace

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____ L-.5	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from garage to repair of vending machines.

Violation(s):

Change in nonconforming use.

As indicated in suggested vote, petitioner should meet with community and explain proposed operation. Recommend denial without prejudice.

VOTED: In reference to petition Z-6927, J. F. Fiore Realty Co., Inc., 411 Bowdoin Street, Dorchester, for change in nonconforming use for change from garage to repair of vending machines in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should meet with community and explain proposed operation. Concerns are: vandalism, potential arcade with video machines, and noise.



Z-6927 PARISH 411 BOWDOIN ST. DOR.

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6945
James M. Raftery
4366 Washington Street, Roslindale
near Rosecliff Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, frontage, and open space are insufficient.

Height of building is excessive.

No record of legal occupancy; existing two-family dwelling. Proposed conversion compatible with mixed residential-commercial uses along Washington Street. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6945, James M. Raftery, 4366 Washington Street, Roslindale, for forbidden use and five variances for change of occupancy to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy; existing two-family dwelling. Proposed conversion will be compatible with mixed residential-commercial uses along Washington Street,



Z-6945 4366 WASHINGTON ST. ROSL

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6949

Burr and Schresky Associates

2 Wolcott Street, Hyde Park

at Wolcott Court

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: change occupancy from machine and forge shops to storage of contractor's equipment, contractor's yard, office, and garage.

Violation(s):

Change in nonconforming use.

Proposal is consistent with similar uses in this mixed commercial area.
Recommend approval with proviso.

VOTED: In reference to petition Z-6949, Burr & Schresky Associates, 2 Wolcott Street, Hyde Park, for change in nonconforming use for change of occupancy from machine and forge shops to storage of contractor's equipment, contractor's yard, office, and garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that enclosed shaded fence be provided as buffer to residential properties and that plan for such buffer be submitted to Authority for design review approval.



Z-6949 2 WOLCOTT ST. H.P.

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6963

320 Congress Street Realty Trust
320-324 Congress Street, Boston
at Sleeper Street

Six-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4

Purpose: erect addition to office building.

Violation(s):

Floor area ratio is excessive.

Setback of parapet is insufficient.

Proposed addition, penthouse offices, increasing height of structure from 69 to 81 feet, is incompatible with existing building heights in this historic area. Recommend denial.

VOTED: In reference to petition Z-6963, 320 Congress Street Realty Trust, 320-324 Congress Street, Boston, for two variances to erect addition to office building in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends denial. Proposed addition for penthouse offices, increasing height of structure from 69 to 81 feet, is incompatible with existing building heights in this historic area.



Z-69663 320-324 CONGRESS ST. BOS.

Board of Appeal Referrals 5/10/84

Hearing: 5/15/84

Z-6726

Laurie Levinger and Janet Sable
42 Wellesley Park, Dorchester
near Melville Avenue

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

In 1980, Authority recommended denial of a similar petition and Board of Appeal concurred. Proposal is contrary to existing single-family residential nature of the neighborhood. Residents are opposed. Recommend denial.

VOTED: In reference to petition Z-6726, Laurie Levinger and Janet Sable, 42 Wellesley Park, Dorchester, for a forbidden use and a variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is contrary to existing single-family residential nature of the neighborhood. Residents are opposed.



42 WELLESLEY PARK
180R.)

2-6728

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6747

James P. Brady
7r Lincoln Street, Dorchester
near Dorchester Avenue

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-car garage to office and storage.

Violation(s):

Front yard is insufficient.

Office is existing. Appellant performs academic research in conjunction with his work for Police Department's Arson Strike Force. Recommend approval.

VOTED: In reference to petition Z-6747, James P. Brady, 7r Lincoln Street, Dorchester, for a variance for change of occupancy from two-car garage to office and storage in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Appellant performs academic research in conjunction with his work for Arson Strike Force.



Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6749

Val Wen Realty Trust
111 North Washington Street, Boston
near Thacher Street

3½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: erect addition to office, retail-wholesale, restaurant structure.

Violation(s):

Rear yard is insufficient.

Proposed addition could impair light and air to adjacent residential unit.
Authority recommended denial of similar petition last November; Board of
Appeal concurred. Recommend denial.

VOTED: In reference to petition Z-6749, Val Wen Realty Trust,
111 North Washington Street, Boston, for variance to
erect addition in a manufacturing (M-2) district, the
Boston Redevelopment Authority recommends denial.
Proposed addition could impair light and air to adja-
cent residential unit.



Z-6749

NO WASHINGTON ST.

B.P.

NORTH END
PLAYGROUND

GENETARY

HILL

COPS

CHAPTER
STREET

SNOW HILL

PVT JOHN
DELLIPPO
PLAYGROUND

HILL

UNDER
CONSTRUCTION

COMMERCIAL

WATER ST

KEAY
SQUARE

PRINC

STOWN
BRIDGE

WATER ST

WATER ST

WATER ST

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6762

Herman Brown

8 Goodale Road, Mattapan

near Blue Hill Avenue

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling to two apartments
and day care center.

Violation(s):

Day care center is conditional use.

Facility would be for 30 preschool children. Certification by Office for
Children pending Board of Appeal decision. Recommend approval with proviso.

VOTED: In reference to petition Z-6762, Herman Brown,
8 Goodale Road, Mattapan, for change of occupancy
from three-family dwelling to two apartments and
day care center in a residential (R-.8) district,
the Boston Redevelopment Authority recommends
approval with following provisos: that petitioner
arrange to provide off-street parking; that plans
be submitted to the Authority for design review.



Z-6762

8 GOODALE RD.

MATT.

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6778
Pash Realty Trust
8 Roseclair Street, Dorchester
near Boston Street

One-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from garage to storage of roofing materials and accessory office.

Violation(s):

Change in nonconforming use.

Roseclair Street is predominantly residential. Neighbors have expressed strong opposition to proposed commercial encroachment, with concerns indicated in proposed vote. Recommend denial without prejudice.

VOTED: In reference to petition Z-6778, Pash Realty Trust, 8 Roseclair Street, Dorchester, for change in nonconforming use for change of occupancy from garage to storage of roofing materials and accessory office in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Roseclair Street is predominantly residential. Neighbors have expressed strong opposition to proposed commercial encroachment, with following concerns: frequency of deliveries and removal of materials from site; existing parking problems; maintenance of property.



Z-6778

8 ROSECLAIRE STREET DOR.

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6793

Alice Ohanasian

139 Dorchester Street, South Boston
near Gold Street

Three-story structure

District(s): apartment _____ ° general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four-family dwelling and two stores to
two apartments and wholesale bakery.

Violation(s):

Wholesale bakery is forbidden use.

Area is residential-commercial. Stores would be converted to small
(one person) wholesale donut bakery. Hours would be from 10 p.m.
to 6 a.m. Deliveries to customers would be made by operator.

Recommend approval with proviso.

VOTED: In reference to petition Z-6793, Alice Ohanasian,
139 Dorchester Street, South Boston, for forbidden
use for change of occupancy from four-family dwelling
and two stores to two apartments and wholesale bakery
in a local business (L-1) district, the Boston
Redevelopment Authority recommends approval with
following proviso: that the facility be sufficiently
sound-insulated to confine any noise from the operation.



Board of Appeal Referrals 5/20/84

Hearing: 5/22/84

Z-6803

Mary Darragh

22 Sullivan Street, Charlestown

near Main Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Floor area ratio is excessive.

Basement apartment is existing. No community response. Recommend approval.

VOTED: In reference to petition Z-6803, Mary Darragh 22 Sullivan Street, Charlestown, for a forbidden use and two variances to legalize occupancy for two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Basement apartment is existing. Occupancy is compatible with residential neighborhood.



Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6805
211 Newbury Street, Inc.
211 Newbury Street, Boston
near Exeter Street

Four-story structure

District(s): apartment _____ general business B-3-65 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one-family dwelling to lodging house
(14 lodgers) and office.

Violation(s):

Lodging house is conditional use.

Off-street parking is insufficient.

Structure was purchased as a lodging house in 1976. Neighborhood Association of Back Bay has no objection. Recommend approval with proviso.

VOTED: In reference to petition Z-6805, 211 Newbury Street, Inc., 211 Newbury Street, Boston, for a conditional use and a variance for change of occupancy from one-family dwelling to lodging house and office in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval only with the following proviso: that petitioner make arrangements with nearby facilities to provide off-street parking.



Z-6805

211 NEWBURY ST. BOS.

Board of Appeal Referrals 5/10/84

Hearing: 5/15/84

Z-6821

A C Realty Trust

96-104 Arlington Avenue, Charlestown
at Somerville Line

One-story structure

District(s):	apartment _____	general business _____	industrial _____ I-2
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

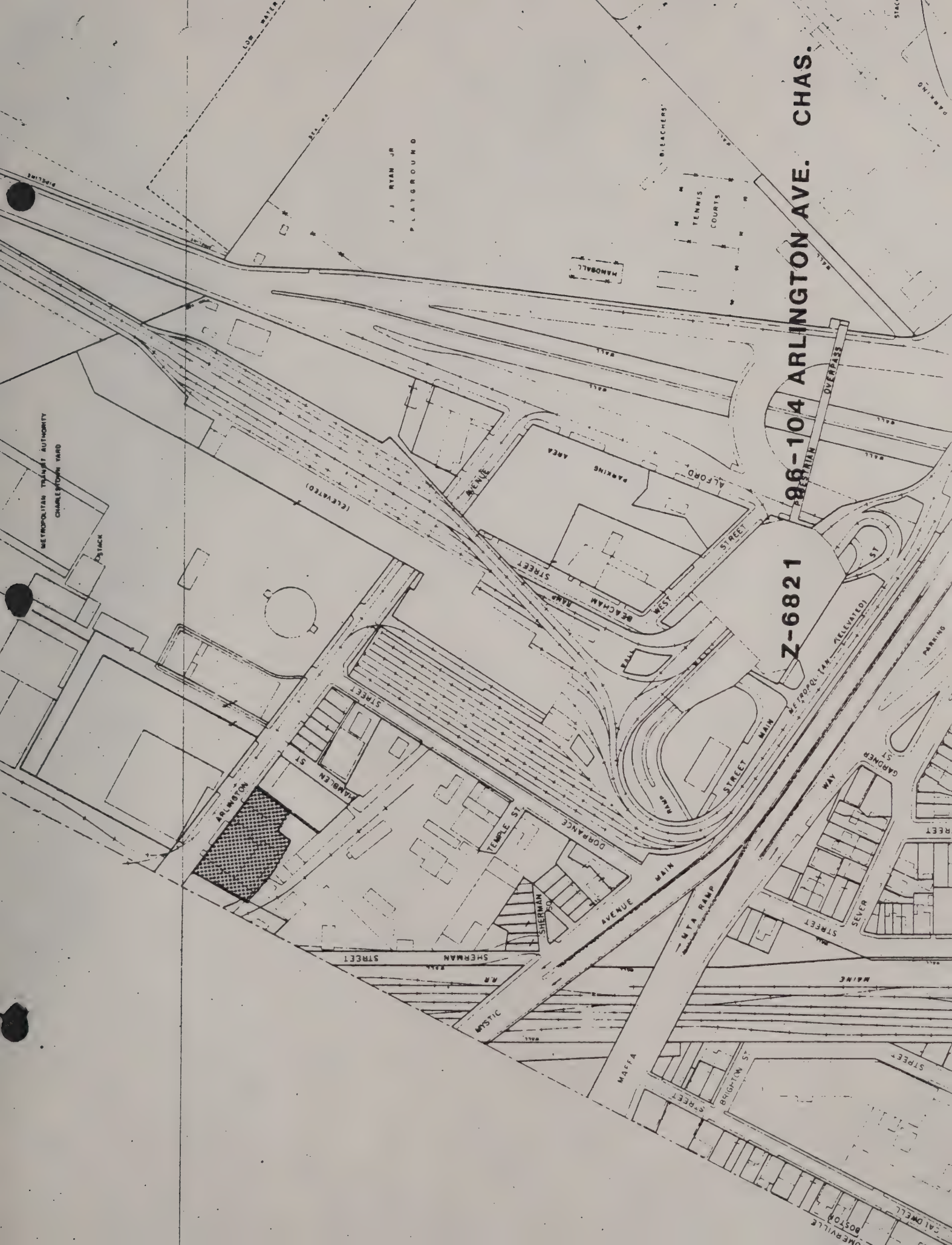
Purpose: erect one-story addition to metal finishing structure.

Violation(s):

Rear yard is insufficient.

Proposed rear addition for storage purposes is compatible with commercial-industrial area. Recommend approval.

VOTED: In reference to petition Z-6821, A C Realty Trust, 96-104 Arlington Avenue, Charlestown, for variance to erect one-story addition to metal finishing structure in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. Proposed rear addition is compatible with commercial-industrial area.



86-104 ARLINGTON AVE. CHAS.
Z-6821

J J RYAN JR
PLAYGROUND

TENNIS
COURTS

HANDBALL

BLEACHERS

METROPOLITAN TRANSIT AUTHORITY
CHARLESTOWN YARD

CAIOMELLE
BOSTON
OMERVILLE

Board of Appeal Referrals 5/10/84

Hearing: 5/15/84

Z-6842
Louis DeLeon
287 Highland Street, Roxbury
near Centre Street

One-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to auto repair shop.

Violation(s):

Repair shop garage is forbidden use.

Rear yard is insufficient.

No evidence has been submitted by petitioner to justify addition, which has already been constructed. Required conditions for variances have not been met in this appeal. Recommend denial.

VOTED: In reference to petition Z-6842, Louis DeLeon, 387 Highland Street, Roxbury, for a forbidden use and a variance to erect one-story addition to repair shop garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. No evidence has been submitted by petitioner to justify addition, which has already been constructed. Required conditions for variances have not been met in this appeal.



287 HIGHLAND ST. ROX.

Z-6842

HIGHLAND PARK

MARCELLA

JOHN J. CONNOLLY PLAYGROUND

BOSTON PUBLIC WORKS ROXBURY YARD

COLUMBUS

MITCHELL

ECHO STREET

STREET

STREET

STREET

PLAYGROUND

PARKING AREA

PARKING AREA

PARKING

EXTENSION

STREET

LOADING PLATFORM

BROMLEY

S. BART'S CHURCH

MARCELLA

HIGHLAND

MULVEY TER

STREET

STREET

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Board of Appeal Referrals 5/10/84

Hearing: 5/15/84

Z-6889

Greater Boston YMCA
316 Huntington Avenue, Boston
near Gainsborough Street

Seven-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from physical education, residence, and day care center to same uses and bank branch office.

Violation(s):

Bank is forbidden use.

Bay Bank Boston will occupy 213 square feet of former office space on ground floor of YMCA facility. Recommend approval with proviso.

VOTED: In reference to petition Z-6889, Greater Boston YMCA, 316 Huntington Avenue, Boston, for forbidden use for change of occupancy from physical education, residence, and day care center to same uses and bank branch office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review.



Z-68889

816 HUNTINGTON AVE. BOS.

Board of Appeal Referrals 5/10/84

Hearing: 5/15/84

Z-6906

Elizabeth Buckley

401 William T. Morrissey Boulevard, Dorchester
at Fox Point Road

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: change occupancy from one- to three-family dwelling.

Violation(s):

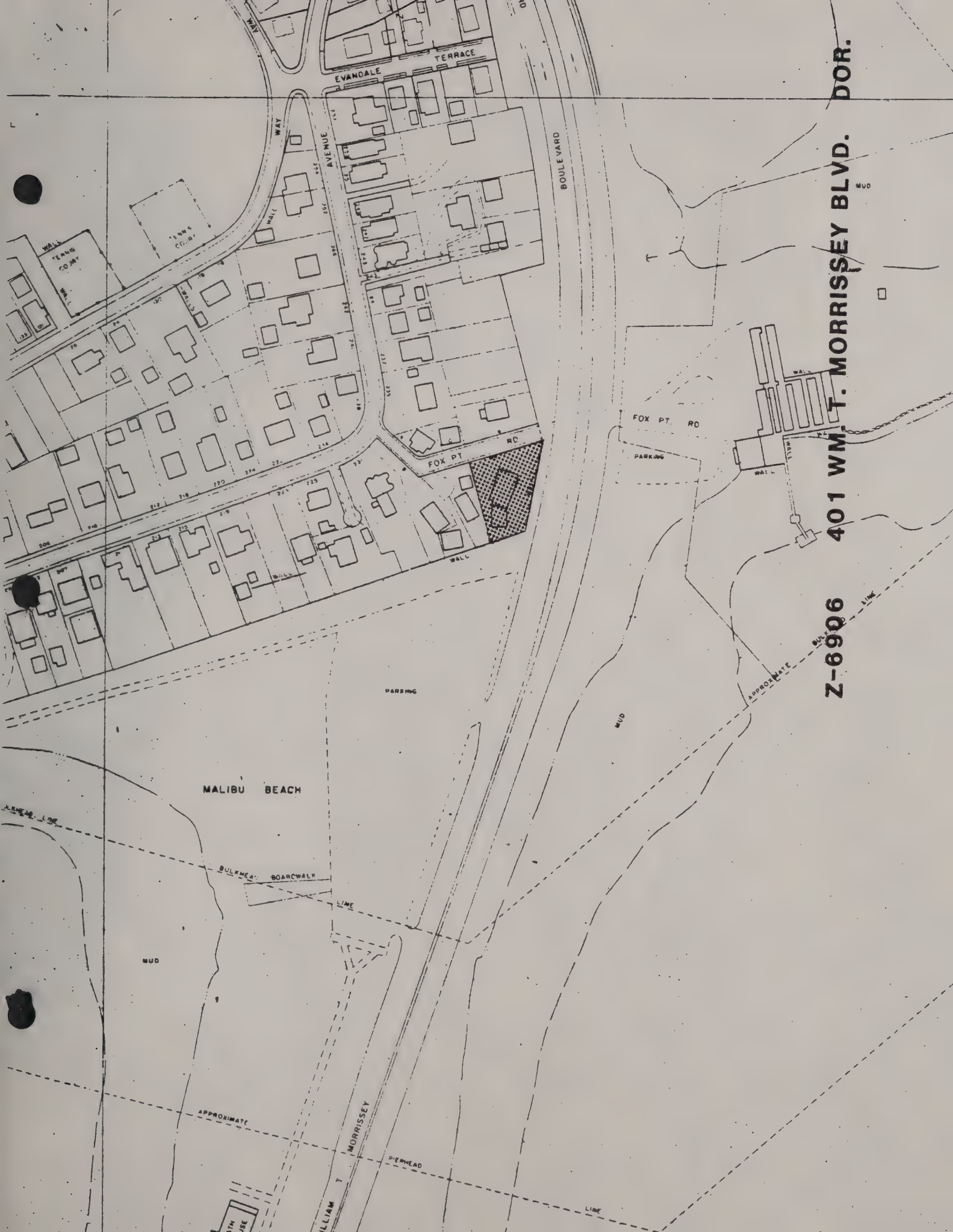
Three-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Lot area, front yard, and rear yard are insufficient.

Conversion is undesirable and will adversely impact the predominantly single-family residential character of the immediate neighborhood. Strong community opposition. Recommend denial.

VOTED: In reference to petition Z-6906, Elizabeth Buckley, 401 William T. Morrissey Boulevard, Dorchester, for two forbidden uses and three variances for change of occupancy from one- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Conversion is undesirable and will adversely impact the single-family residential character of the immediate neighborhood. There is strong community opposition.



401 WM. T. MORRISSEY BLVD. DOR.

Z-6906

Board of Appeal Referrals 5/10/84

Hearing: 5/15/84

Z-6908
Newbury Prime Realty
338 Newbury Street, Boston
near Hereford Street

Three-story structure

District(s): apartment _____ general business B-3-65 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from stores and offices to store, cafe, and offices.

Violation(s):

Cafe with incidental take-out service is conditional use.

Bookstore-cafe serving coffee and light snacks is compatible with residential-commercial character of the area. Recommend approval with provisos.

VOTED: In reference to petition Z-6908, Newbury Prime Realty, 338 Newbury Street, Boston, for conditional use for change of occupancy from stores and offices to store, cafe, and offices in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that trash be stored inside facility and picked up daily; that cafe area not exceed 600 square feet and that there be no more than 36 seats; that there be no entertainment; that restaurant operation be limited to light foods not requiring standard restaurant-baking equipment with exception of microwave; that there be no paper plates or cups for interior use.



Z-6908 338 NEWBURY ST. BOS.

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6911

Maureen R. Dykens

14 Mallet Street, Dorchester

near Adams Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling to same and
beauty parlor.

Violation(s):

Beauty parlor is forbidden use.

Proposal is inappropriate in residential neighborhood. Strong community
opposition. Primary concern is existing parking problem. Recommend
denial.

VOTED: In reference to petition Z-6911, Maureen R. Dykens,
14 Mallet Street, Dorchester, for forbidden use for
change of occupancy from three-family dwelling to
same and beauty parlor in a residential (R-.5) dis-
trict, the Boston Redevelopment Authority recommends
denial. Proposal is inappropriate in residential
neighborhood. There is strong community opposition.
Primary concern is existing parking problem.



Z-6911

14 MALLET ST. DOR.

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6916
Philco Realty Trust
1031-1033 Commonwealth Avenue, Allston
near Babcock Street

One-story structure

District(s):	apartment_____	general business B-2_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from store to restaurant.

Violation(s):

Off-street parking is insufficient.

Restaurant, Thai House, is consistent with commercial area. Recommend approval with proviso.

VOTED: In reference to petition Z-6916, Philco Realty Trust, 1031-1033 Commonwealth Avenue, Allston, for change of occupancy from store to restaurant in general business (B-2) district, the Boston Redevelopment Authority recommends approval with following proviso: that petitioner make arrangements with nearby facilities to provide required off-street parking.

Z-6916 1031-1033 COMMONWEALTH AVE. ALL.



Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6923
B. Federico Realty
35 Tenean Street, Dorchester
at Morrissey Boulevard

One-story structure

District(s):	apartment_____	general business_____	industrial I-2_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

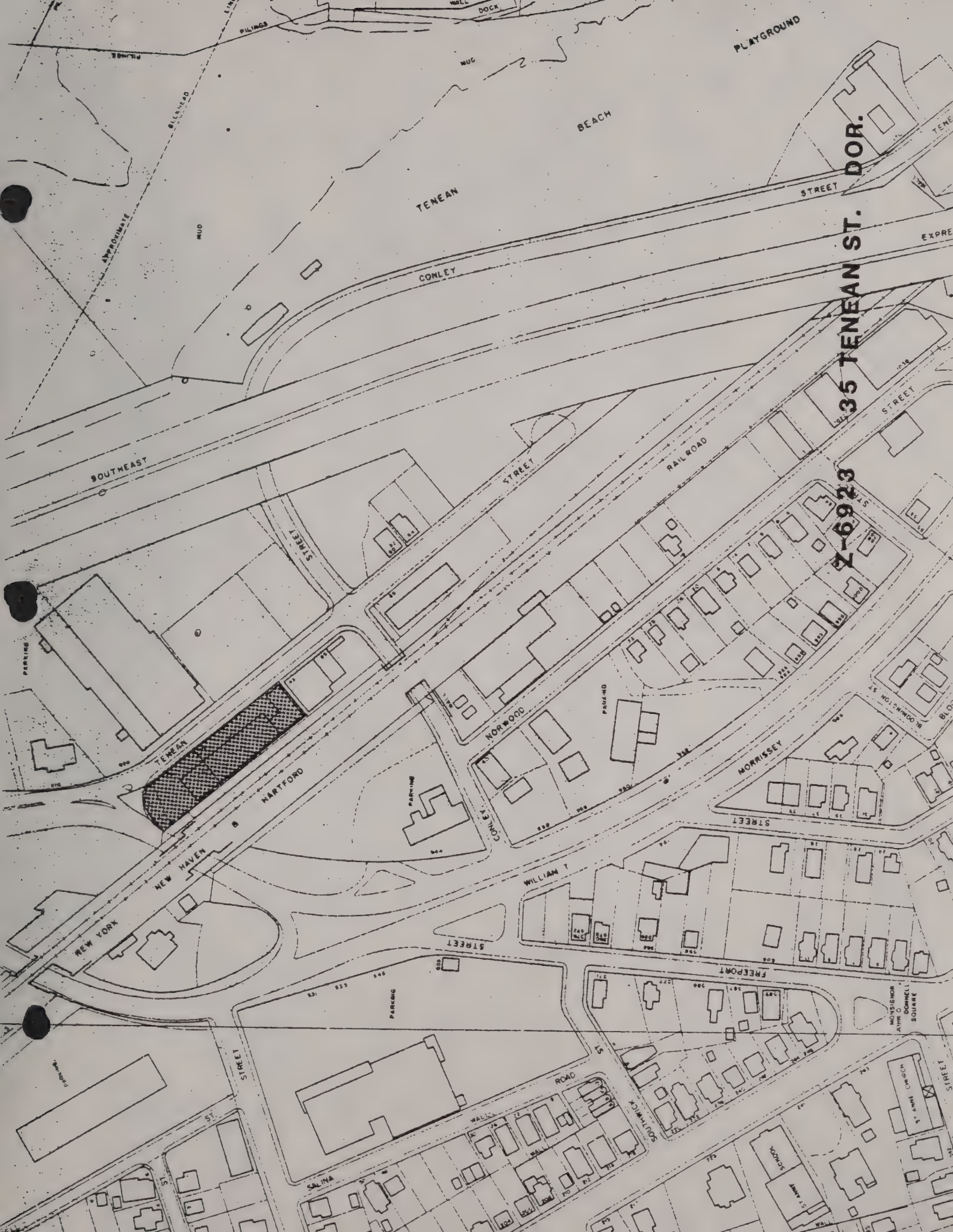
Purpose: erect two-story to auto body repair shop garage.

Violation(s):

Rear yard is insufficient.

Violation is existing. Addition abuts MBTA right of way in rear.
Recommend approval.

VOTED: In reference to petition Z-6923, B. Federico Realty, 35 Tenean Street, Dorchester, for variance to erect two-story addition to auto body repair shop garage in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. Violation is existing. Addition abuts MBTA right of way in rear.



Z-6923
35 TENEAN ST. DOR.

Board of Appeal Referrals 5/10/84

Hearing: 5/8/84

Z-6926

Lily Y. L. Guen

45 Wenham Street, Jamaica Plain
near Walk Hill Street

2½-story duplex structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space is insufficient.

Proposed occupancy is compatible with residential neighborhood.
Recommend approval with proviso.

VOTED: In reference to petition Z-6926, Lily Y. L. Guen,
45 Wenham Street, Jamaica Plain, for a forbidden
use and two variances for change of occupancy from
two- to three-family dwelling in a residential
(R-.8) district, the Boston Redevelopment Authority
recommends approval with the following proviso:
that plans for any exterior changes be submitted to
the Authority for design review.



Z-6926

45 WENHAM ST.

J.P.

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6942
Sergio Coviello
270H-270 Bunker Hill Street, Charlestown
near Sullivan Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: ☐ change occupancy to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

No record of legal occupancy. Proposed five apartments are excessive.
Bunker Hill Street has an abundance of traffic and congestion problems.
Recommend denial.

VOTED: In reference to petition Z-6942, Sergio Coviello, 270H-270 Bunker Hill Street, Charlestown, for a forbidden use and three variances for change of occupancy to five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. There is no record of legal occupancy. Proposed five apartments are excessive. Bunker Hill Street has an abundance of traffic and congestion problems.



Z-6942

270H-270 BUNKER HILL ST. CHAS.

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6951

Herbert F. Smith, Trustee
63 Robeson Street, Jamaica Plain
near Sigourney Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

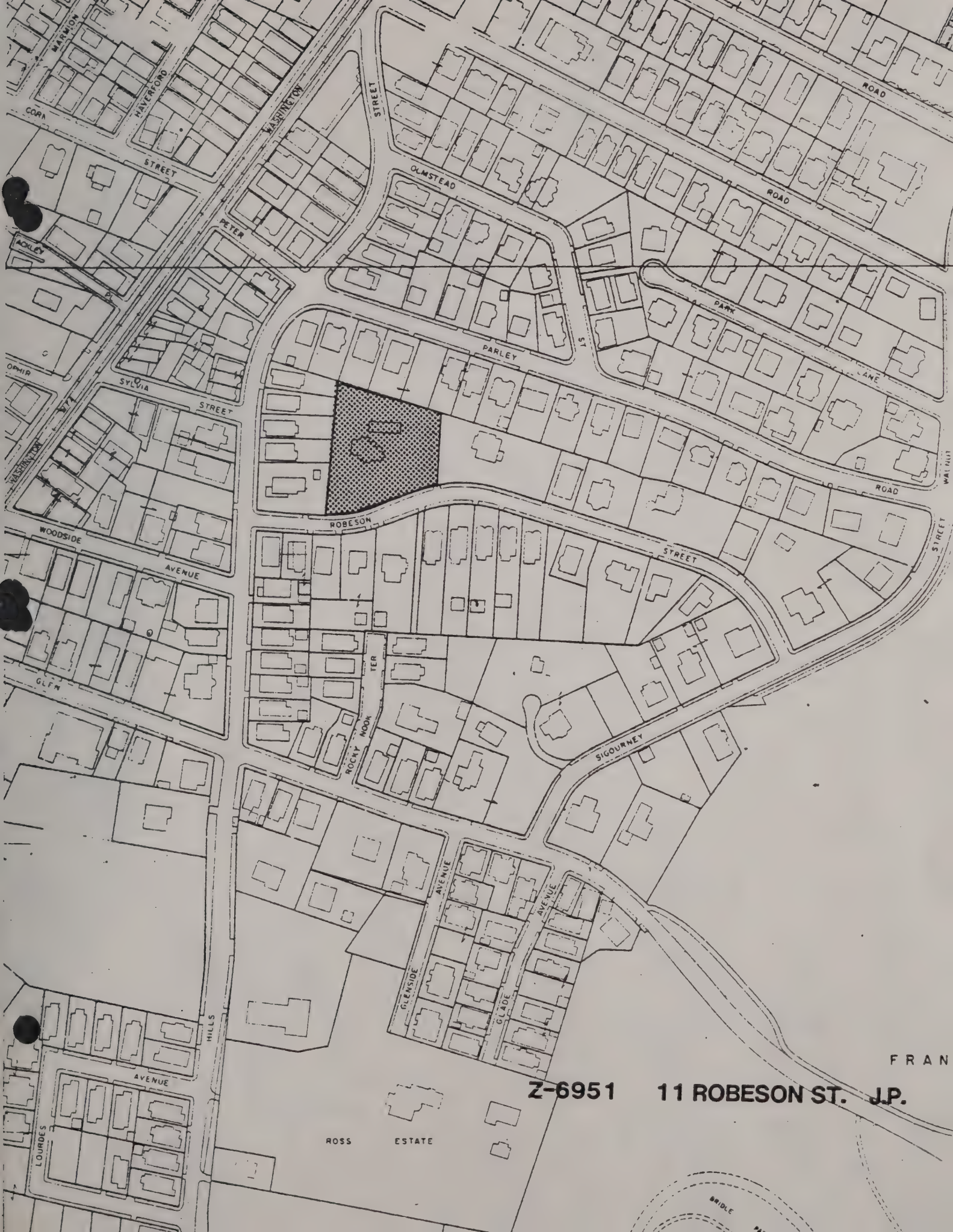
Dwelling converted for more families is forbidden use.

Lot area and off-street parking are insufficient.

Floor area ratio is excessive.

Occupancy would be compatible with general residential character of neighborhood. Recommend approval with proviso.

VOTED: . In reference to petition Z-6951, Herbert F. Smith, Trustee, 63 Robeson Street, Jamaica Plain, for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans for any exterior changes be submitted to the Authority for design review approval.



Z-6951

11 ROBESON ST. J.P.

FRAN

ROSS ESTATE

BRIDLE

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6952

Bradegan Manor, Inc.

11 Revere Street, Jamaica Plain

near Alveston Street

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from nursing-convalescent home to eight apartments.

Violation(s):

Multifamily dwelling is forbidden use.

Lot area, width, and frontage are insufficient.

Floor area ratio is excessive.

Structure was constructed in 1870. Residential occupancy and architectural details will be restored. Provisions for eight off-street parking spaces have been made. Summer Hill Civic Association and residents favor proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-6952, Bradegan Manor, Inc., 11 Revere Street, Jamaica Plain, for a forbidden use and four variances for change of occupancy from nursing-convalescent home to eight apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review approval.



Z-6952

11 REVERE ST.

J.P.

Board of Appeal Referrals 5/20/84

Hearing: 5/15/84

Z-6965-6966

Barbara A. McFarland and Elizabeth Martin
4-6 South Whitney Street, Roxbury
near Tremont Street

Three-story duplex structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide.

Violation(s):

Lot area, width, frontage, and open space are insufficient.

Floor area ratio is excessive.

Proposed subdivision is for sale purposes. Recommend approval with proviso.

VOTED: In reference to petitions Z-6965-6966, Barbara A. McFarland and Elizabeth Martin, 4-6 South Whitney Street, Roxbury, for eleven variances to subdivide a duplex structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that covenant requiring uniform treatment of exterior of structure be part of deed and recorded in the Registry of Deeds.



4-6 SOUTH WHITNEY ST. ROX.

Z-6965-6966

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6968
Ricki Bradley
17 Concord Square, Boston
near Tremont Street

Five-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three- to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Occupancy would be compatible with residential neighborhood. Open space violation is mitigated by proximity of small public park. Recommend approval with proviso.

VOTED: In reference to petition Z-6968, Ricki Bradley, 17 Concord Square, Boston, for a forbidden use and a variance for change of occupancy from three to five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review approval.



Z-6968
PLANNING
AREA

17 CONCORD SQ. BOS.

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6969-6970

RTH Community Housing Cooperative Corp.
35 and 47 Fenwood Road, Roxbury
near St. Albans Road

Two 2½-story structures

District(s):	apartment <u>H-1</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancies: two- to three-family dwellings.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Floor area ratio is excessive.

Conversions would be compatible with residential neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6969-6970, RTH Community Housing Cooperative Corp., 35 and 47 Fenwood Road, Roxbury, for two forbidden uses and four variances for change of occupancies from two- to three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6983

Constance Mayo and Josephine Masucci
47a-47 Joy Street, Boston
near Myrtle Street

Four-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

□ Purpose: change occupancy from three to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Occupancy would be compatible with residential neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6983, Constance Mayo and Josephine Masucci, 47a-47 Joy Street, Boston, for a forbidden use and a variance for change of occupancy from three to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that Beacon Hill Architectural Commission violation be resolved and that basement facade be redesigned and reconstructed in conformance with Beacon Hill Architectural Commission requirements.

ALLEN STREET

GOVERNMENT

MCLEAN STREET

LYNDE STREET

JOY STREET

SMITH COURT

MISSION CHURCH OF ST. JOHN (EPISC.)

SUFFOLK UNIVERSITY

COMMONWEALTH OF MASSACHUSETTS STATE HOUSE

47A-47 JOY ST. BOS.

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6988

Joseph S. DeLuca

7a-11 Charles Street, Boston
near Beacon Street

Four-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business L-2-65 waterfront _____
single family _____ manufacturing _____

Purpose: erect addition to grocery store.

Violation(s):

Extension of nonconforming use.

Floor area ratio is excessive.

Rear yard is insufficient.

Beacon Hill Civic Association is opposed to this addition for office space. Community's primary concern is trash disposal. Recommend denial without prejudice.

VOTED: In reference to petition Z-6988, Joseph S. DeLuca, 7a-11 Charles Street, for extension of nonconforming use and two variances in apartment and local business (H-2-65 and L-2-65) districts, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should meet with community to resolve differences. Primary concern is trash disposal.



Z-6988

7A-11 CHARLES ST.

BOS.

PUBLIC

GARDEN

MASSACHUSETTS PARKING

POND

UNDERGROUND GARAGE ENTRANCE

ST.

UNDERGROUND GARAGE WALL

MONUMENT

STREET

STREET

STREET

BRANCH

CHARLES

LOUISBURG SQUARE

CELESTIAL

PINCKNEY

BRIMMER

VERNON

STREET

STREET

PARKING GARAGE

BYRON

STREET

STREET

PLACE

BLAIR

ARLINGTON

END

Board of Appeal Referrals 5/10/84

Hearing: 5/22/84

Z-6950
Boston Redevelopment Authority
55-57 Hudson Street, Boston
near Harvard Street

Vacant Land

District(s): apartment _____ general business B-8 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Ancillary parking - 33 vehicles.

Violation(s):

Ancillary parking is conditional use.

Parking will be used only by dues paying members of South Cove YMCA, which as lessee will provide fencing and maintenance. Lot will not be available to general public. It will not adversely affect the safety and general welfare of this community. The proposal is strongly supported by the Chinese Consolidated Benevolent Association.
Recommend approval.

VOTED: In reference to petition Z-6950, Boston Redevelopment Authority, 55-57 Hudson Street, Boston, for conditional use for ancillary parking of 33 cars in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. Lot will not adversely affect the safety and general welfare of this community. The proposal is strongly supported by the Chinese Consolidated Benevolent Association.



Z-6950

55-57

HUDSON

ST

BOSTON

